

Putah Creek Resort Summary of Values

Cost Approach

FAIR VALUE ESTIMATES

<u>Infrastructure</u>	
Roadways	\$1,434,926
Parking Lot	\$101,836
2 Boat Ramps	\$116,848
Stairs	\$102,910
Partial RV hook-ups	\$23,425
Full MH & RV hook-ups	\$184,546
Tent Sites	\$125,308
Brick BBQ	\$893
Gazebo	\$5,716
Site improvements around parking lot	\$14,680
Site improvements at day use area	\$106,575
Utility Distribution (sewer, water, electric)	\$743,433
Infrastructure Subtotal	\$2,961,096
<u>Water & Sewage Systems</u>	
Water Treatment Plant	\$79,449
Sewage Systems	\$0
Water & Sewage Systems Subtotal	\$79,449
<u>Building Improvements</u>	
Office/Restaurant	\$293,818
Store	\$119,968
Arcade	\$34,031
Storage w/Restroom	\$25,852
Camp Gatehouse	\$6,468
Main Gatehouse	\$12,474
Motel Buildings	\$412,513
Main Bathhouse	\$107,630
Site improvements around buildings	\$31,562
Camp Bathhouses	\$42,696
MH Park Storage	\$7,361
Building Improvement Subtotal	\$1,094,371
Grand Total	\$4,134,917

Note: The fueling system at this resort was not valued because the concessionaire is not the owner (i.e., the owner did not know who owned it)